

Attachment H

Planned Community Document

Mission Creek

Tract 16730

Planned Community Document

1. Use

Mission Creek consists of 263 single family dwelling units whose purpose is for use as permanent dwellings for single families and not for short-term rental or any other purpose.

2. Development Objectives

It is the Developer's intent to provide a planned community for 263 single family homes. The community has been planned to achieve a "walkable/livable" community where neighbors truly are neighborly; to provide its residents with parks, trails and aesthetically pleasing and generous landscaping, all centered around the idea of "community".

3. Area / Density

The community has an area of 39.15 acres gross and a density of approximately 6.7 dwelling units per acre.

4. Building Height

The height of any building shall not exceed the height of 32 feet above the top of curb elevation in the front of the home (chimneys excluded).

5. Setbacks

Mission Road Residences: The total sideyard setback (both sides of any residence) shall be no less than 25' with a minimum on any side of 10 feet to the livable space, 8 feet for garages, fire places or media niches. The Front yard setbacks shall be no less than 14' to the front plane of the livable space of the dwelling unit. Rearyard setbacks shall be no less than 16' from the rear property line to the rear plane of the livable space unit or to the front plane of the garage door.

Interior Residences with Front Garages: The front yard setback shall be no less than 10' from the front property line to the front plane of the livable space of the dwelling unit, no less than 6' to a covered porch and no less than 16' to the front plane of the garage door. The sideyard setback shall be no less than 3' from the property line for fireplace and media niche pop-outs and 4' minimum for living space. Typical lots shall have a use easement on the non-usable side (garage side) of their yard for the benefit of the neighboring property and shall have the benefit of a use easement on the usable side of their yard, allowing each unit to have a useable side yard with a minimum dimension of 7 feet.

Rearyard setbacks shall be no less than 13' from the rear property line to the dwelling unit and 4' to a covered patio. Lots that are on corners or of irregular shape may have a corner of the dwelling unit or the garage encroach into a front or rear setback by up to 2'.

Interior Residences with Rear Garages: The front yard setback shall be no less than 7' from the front property line to the front plane of the livable space of the dwelling unit and no less than 4' to a covered porch. The sideyard setback shall be no less than 3' from the property line for fireplace and media niche pop-outs and 4' minimum for living space. Typical lots shall have an use easement on the non-usable side (garage side) of their yard for the benefit of the neighboring property and shall have the benefit of a use easement on the usable side of their yard, allowing each unit to have a useable side yard with a minimum dimension of 7 feet and at a usable area with minimum dimensions of 10' by 15' along the side or rear of each unit. Rearyard setbacks shall be no less than 11' from the rear property line to rear plane of the garage door. Lots that are on corners or of irregular shape may have a corner of the dwelling unit or garage encroach into a front or rear setback by up to 2'

6. Recreational Facilities

It is the intent of the Developer to provide three large park areas within the community. The western park is planned to be the most active and will include a tennis court, two half court basketball courts, a handball court and a tot lot. The center park will include a water feature highlighting the citrus heritage of Loma Linda. It also features a large turf court, gazebo and tot lot. The eastern park will have a putting green, a tot lot, a sand volleyball court and an open turf area. The parks are connected by landscaped paseos through the center of the project. A trail also will be created throughout the community.

7. Homeowners Association

The residents of the community are bound by a Homeowners Association whose rules and regulations are outlined in the CC&Rs. The Association Board will initially meet monthly and will have a management company assist in the running of the association. The Board is responsible for the enforcement of the CC&R's through violation letters, hearings, fines and, if necessary, further action.

8. Lot Sizes

Mission Road Lots shall have a minimum lot size of 9,000 square feet and are as large as 13,569 square feet.

Interior Lots with Garage Fronts shall have a minimum lot size of

3,200 square feet and as large as 6,438 square feet.
Interior Lots with Garage Rears shall have a minimum lot size of 2,625 square feet and as large as 4,827 square feet.

9. Parking Requirements

Each dwelling unit is provided with garage parking for at least 2 vehicles as well as driveways that may accommodate additional vehicles. Much of the community will also accommodate on street parking for guests.

10. Landscaping Requirements

The developer shall provide front yard landscaping for each dwelling unit. The developer shall also provide landscaping for all common areas, including parks and parkways. The HOA is responsible for maintaining the common area, park and some of the parkway landscaping. Each individual homeowner shall be responsible for maintaining his landscaping in a clean and attractive condition. In addition, backyard landscaping shall be installed by each homeowner within six months of the close of escrow, and shall obtain approval from the HOA Architectural Review Board for any back or front yard landscaping or improvements.

11. Accessory Buildings

Accessory buildings shall be allowed provided they use the same colors and materials as the dwelling unit, subject to review and approval by the HOA Architectural Review Board. The HOA Board of Directors may establish additional conditions and requirements

12. Architectural Review Committee

Notwithstanding any of the aforementioned restrictions, any alteration or improvement to a dwelling unit or lot is subject to the constraints, requirements and approval of the HOA Architectural Review Committee.